

GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, September 22, 2010

Puget Sound Regional Council Board Room

MEETING SUMMARY

Members Present: Councilmember Terri Briere, Commissioner Walt Canter, Councilmember Richard Conlin, Executive Dow Constantine, Chair; Councilmember Mark Cross, Councilmember Dini Duclos, Councilmember Chris Eggen, Councilmember Lucy Krakowiak, Mayor Mike McGinn, Councilmember Larry Phillips, Councilmember Jennifer Robertson,

Chair Constantine convened the meeting at 4:08 PM.

I - A. Public Comment:

There were no public comments.

I - B. The summary of the June 23, 2010 meeting was unanimously approved.

II. Issaquah highlands UGA Amendment – Motion 10-3

Paul Reitenbach of King County explained that Motion 10-3 is a proposal to amend the Urban Growth Area by adding 35 acres of rural land to the UGA, subject to interlocal agreement to protect at least four times the area added to the UGA by means of transfer of development rights (TDR). Paul referenced a map showing the 101-acre Park Point property as the TDR sending area, just south of Interstate 90, adjacent to Tiger Mountain. Paul pointed out that there are 43 acres of privately owned rural land proposed to be dedicated as a public park at Issaquah Highlands, adjacent to the 35 acre area proposed to be added to the UGA. The combination of a 43 acre new park and extinguishing the development rights on the 101 acre Point Property equals 144 acres of protected land, which is four acres more than four times the 35 acre area proposed to be added to the UGA. Finally, it was pointed out that an interlocal agreement to implement the TDR proposal and open space dedication has been approved by the Issaquah and King County Councils.

Councilmember Phillips asked if movement of the UGA boundary is contingent upon whether or not the deal is consummated. Paul Reitenbach stated that the UGA boundary will be amended should the proposed action be approved and ratified, but no development would be allowed on the 35 acres until the provisions of the interlocal

agreement have been met. If the provisions are not met; then the 35 acres could be removed from the UGA in a subsequent update of the King County Comprehensive Plan.

Executive Constantine called for a vote. Motion 10-3 passed unanimously.

III. Update of the Countywide Planning Policies

Tom Hauger of Seattle outlined today's presentation:

- Executive Committee meeting results (MH)
- Draft policy for amending CPPs (RO)
- Draft policies and goal statement for the Environment chapter (KW)
- Public outreach strategy (LV)
- Next steps (MK)
- Some reminders:
 - No formal action is requested of GMPC today
 - Staff is presenting draft material
 - Staff is looking for guidance on the direction proposed today
 - Staff is looking for an informal, "comment as we go" structure
 - Staff is not providing a line-by-line amendment to the CPPs today (that will come in the future)

Recap of the last Executive Committee Meeting

Michael Hubner of the Suburban Cities Association provided a brief recap of the Executive Committee (EC) meeting on August 12. For the benefit of the full council, he reminded GMPC that staff brought Group A issues and outlined options as possible direction for staff to work on policy options.

Executive Committee recommendations for issues raised by staff:

- Climate Change and Environment
 - Staff laid out range of options. EC preferred middle path: broad goal statement, commitment to comply with or exceed state law, not mandate specific thresholds, but include a community-based target for the county as a whole and common FW for measurement.
- TDR
 - Straight forward, agreement with staff recommendation to limit rural-to-rural transfers and consider ways to incentivize receiving areas in cities.
- Housing
 - No great detail in EC meeting. Staff provided an update, EC was satisfied with progress on technical work to establish targets and monitoring of those targets. No options/ draft policies presented.
- Regional Economic Strategy
 - This is a new element of VISION 2040. EC had two options: echo language in 2040 or (as EC preferred) implement RES with more KC-specific policies that consider unique characteristics of our employment base and our county economic goals.
- Economic Activities in Rural Cities and Resource Lands
 - Staff presented a draft policy to address economic development needs of cities, especially those on the rural fringe, while protecting and enhancing

rural and resource lands and uses with a focus to not extend urban services and infrastructure beyond the UGA.

- Healthy Communities and Regional Coordination and Finance
 - Less on substance of these policy areas, but on their structural approach in the CPP document. EC preferred integration of these policies throughout the CPPs as appropriate.

Councilmember Phillips addressed the TDR issue, citing LU-14. It was originally written to include criteria to ensure rural-to-rural transfers were not overused or used inappropriately. He asked for confirmation that the staff is proposing their elimination.

Michael Hubner characterized the proposal as a modification of the policy. Staff wants to address the intent of the original policies around clustering development in the Rural Area, rather than the TDR policy itself.

Paul Reitenbach stated that elimination of rural-to-rural transfers is being looked at as an option. Such transfers are very limited in the KCCP so another option is to limit such transfers in the CPPs.

Councilmember Phillips stated that transfers in the Rural Area do not actually increase density, but direct it. Such clustering can be beneficial.

Councilmember Cross clarified that perhaps some rural-to-rural transfers have such high value that they are appropriate—such as in the case of protecting wetland areas. He suggested that criteria on such transfers would be appropriate.

Councilmember Phillips stated that such criteria do currently exist to limit rural-to-rural transfers. GMPC should use this opportunity to fine tune the policy.

Michael Hubner assured members that staff will be sure to work out these issues and/or bring options on this provision to GMPC for consideration.

Executive Constantine questioned how narrow is the view of rural-to-rural transfers are found in the KCCP. He also asked if the new and existing CPP language are inconsistent with existing law.

Paul Reitenbach responded that there do not appear to be any such inconsistencies.

Executive Constantine acknowledged the abstractness of the current discussion. Would like to know what has happened to date with real development and also what refinements can be made to existing policies to be sure peoples' reasonable expectations in the Rural Area can be respected. Also would like to ensure we preserve the most valuable lands in the Rural Area—it is not always possible to transfer rights from rural to urban areas.

Councilmember Phillips asked staff to quantify how many units have been transferred out of the rural area to the urban area.

Paul Reitenbach stated that staff would research this issue and respond to Councilmember Phillips.

Conlin reminded members that the Board of Health unanimously adopted its recommendations and would like that work to be reflected in the CPPs.

Michael Hubner noted that Public Health staff is participating in the CPP work for this reason.

Councilmember Robertson asked to see a crosswalk from old to new policies. Staff responded this would be provided at a subsequent meeting.

CPPs: Amendments to FW-1

Rob Odle of Redmond noted the focus of new policies will be on the on-going processes. The proposed amendment clarifies the current practice and is consistent with the enabling GMCP interlocal agreement. The prologue will provide much of the language in the existing policy. The remaining elements—process for UGA amendments and benchmarks program—will be addressed in a later step.

CPPs: Amendments to the Environment chapter

Karen Wolf of King County noted that staff will use Vision 20140 as an organizational foundation for the proposed new Environment Chapter as follows:

- Environment chapter goal:
 - The quality of the natural environment in King County is restored and protected for future generations.
 - A goal statement will proceed each chapter, following the structure of VISION 2040.
- Environment chapter/ Environmental sustainability:
 - Build on sustainability framework in VISION 2040
 - Address low impact development
 - Preserve regionally significant open space
- Environment chapter/ Earth and Habitat:
 - Protect critical areas where they cross jurisdictional boundaries
 - Basin-wide approaches to wetland mitigation
 - Support for continuation of WRIA forums
- Environment chapter/ Flood Hazards:
 - Support for the King County Flood Control District
 - Local approaches to meeting federal standards for floodplain development
 - Regional levee maintenance standards
- Environment chapter/ Water Resources:
 - Implement Puget Sound Action Agenda
 - Manage natural drainage approach for funding and monitoring water quality
- Environment chapter/ Air Quality & Climate Change:

- Link land use patterns and the transportation system to air pollution and greenhouse gas emissions.
- Establish a countywide GHG reduction target and an inventory and measurement framework
- Develop a climate change adaptation strategy
- These policies will be supplemented by climate change policies in other chapters as well to make linkages with land uses.
- There is also a link to promote and maintain public health in the Environment chapter.

Karen Wolf noted that staff is focused on a countywide greenhouse gas emissions target at this point, recognizing the relationship between jurisdictional operations and community impacts.

Councilmember Robertson stated that Bellevue has signed onto mayor's agreement for reduction of greenhouse gasses. Councilmember Robertson is concerned about monitoring and the use of SEPA to monitor impacts of GHG emissions. Cities may not have resources to do this.

Karen Wolf noted that staff is not proposing a way to regulate GHG emissions. Staff would like to propose a suite of tools as options.

Michael Hubner of SCA reminded members that the tools, measurement framework or target itself are NOT part of the CPP update. This policy essentially establishes a work program to do those things. Staff sees that happening after the CPPs are updated.

Councilmember Conlin asked staff to also remember embedded emissions. How might that work?

Karen Wolf noted that transportation is a high contributor to GHG emissions and a focus. But we can't meet the state goals without looking at embedded emissions. That is part of the work that will follow the update of the CPPs itself. Part of the common measurement and inventory tools that all jurisdictions can use for consistency across jurisdictional boundaries.

Executive Constantine appreciated countywide consideration of climate change impacts. GMPC will need the work program to deal with the difficult details.

Councilmember Cross noted that the policies themselves can get in the way of identifying what we can actually measure. Puget Sound Air Quality has existing measurements. If we use those measurements/ targets, we might not need to wrestle every policy to evaluate developments that come to our cities. If there's a way as a region to map out the targets and things we can measure, we can think about how we do those things as cities and work up to our regional policies as to how we address it. We do not have local ability to either measure those things or even identify what those important things are. That can come from a regional discussion.

Mayor McGinn stated that measurement is difficult. Seattle is struggling with how to measure SeaTac and airplane flights taken by residents. Asking each city to come up with a measurement framework is a lot of work and might not have the greatest analytical benefit. Measuring at the higher level has a lot of value but how do you filter that down to local activities? Mayor McGinn also noted that the region is at risk of falling behind on ozone standards and out of compliance with EPA.

Councilmember Eggen discussed petroleum. It is a major source of GHG, therefore climate change is a prime economic problem. Will the CPPs include a policy to encourage use of renewable and clean energy sources—both as environmental and economic impact?

Karen Wolf noted that it will be addressed, but perhaps as part of the transportation chapter. If GMPC wants, we can include such a policy in Environment as well.

Executive Constantine stated he would like consideration of energy and energy conservation policies.

Karen Wolf ensured a draft policy would be provided at the 12/8/2010 GMPC meeting.

Executive Constantine also discussed flood hazards and the work to address conflicting needs between reducing hazards and meeting environmental sustainable interests. The region needs a unified voice in these matters.

Mayor McGinn acknowledged the need to consider the magnitude of flooding impacts in the future.

CPP Update: Public Outreach

Lisa Voight of King County introduced proposal for two public meetings, one in Seattle, one on east/ south side. They will be in early 2011 with working document of policies for public discussion and comment. They should include GMPC representation and public testimony. Staff will also continue stakeholder engagement on a staff level. Other web-based communication and other opportunities include maintaining consistent messaging and communication to the public in this work. Staff will enhance King County website for all information, including policies and crosswalks. Staff will also work with cities on basic boilerplate language for websites as well for community/ council meetings. Staff will identify ways to reach out to underrepresented communities.

Councilmember Robertson offered Bellevue for a public meeting. Councilmember Conlin encouraged full implementation of the public outreach strategy.

CPP Update: Next Steps

Mike Katterman of Bellevue identified the next steps for CPP update work, to include:

- Begin public outreach: website/ materials for local outreach/ stakeholder meetings

- December 8, 2010 GMPC meeting: staff to present draft policies related to housing, economy, and development patterns.
- 2011: Draft transportation policies, conduct additional public outreach, and prepare a complete draft of the updated CPP's for GMPC review and action.

Executive Constantine asked about a letter submitted by Pat Anderson, Snoqualmie City Attorney.

Paul Reitenbach of King County responded that the letter raised concerns about inconsistencies between Countywide Planning Policy FW-1 step 7d and recently approved Senate Bill 1825. Staff did not agree that the existing CPP's are inconsistent with recently approved legislation; however this issue will be addressed as part of the CPP update to ensure that no future inconsistencies are created.

IV. The meeting was adjourned at 5:30 p.m.